

Doc. No. 5400
ADOPTED 6/27/91

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
JOHN O'BRIEN, PROJECT COORDINATOR
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: ORDER OF TAKING (CONFIRMATORY IN NATURE)
CHARLESTOWN NAVY YARD
BUILDING 150

Under a separate memorandum submitted to the Authority Board this day, there was a request for authorization to enter into Lease and License Agreements for Building 150, now vacant land, located at the corner of 3rd Avenue and 9th Street, in the Charlestown Navy Yard, containing approximately 14,762 square feet.

This Order of Taking (confirmatory in nature) is for title perfection purposes only and does not involve the award of any damages and specifically excepts any interest The United States of America may have in the property.

Therefore, it is requested that the Authority adopt the appropriate Order of Taking (confirmatory in nature) for Building 150, in the Charlestown Navy Yard.

An appropriate vote follows:

VOTED: that the Boston Redevelopment Authority adopt and execute the attached Order of Taking (confirmatory in nature) for Building 150, in the Charlestown Urban Renewal Area.

3RD AVENUE

N49°-24'-19"E
225.72

3RD AVENUE LINE
N49°-17'-10"E

BUILDING NO 38

FILED LINE

EASEMENT AREA

PROPOSED BLDG.

PROPOSED BUILDING NO 150
225.72 x 65.40'
AREA 14,782.50 FT

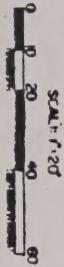
225.72
N49°-24'-19"E
549°-24'-19"W

BOX OF SEWER

PROPOSED BLDG

65.40
N49°-24'-19"E
5TH STREET

PLAN



APPROVAL OF THIS PLAN UNDER THE
SUB-DIVISION CONTROL LAW IS
NOT REQUIRED.

DATE:

SUPERINTENDENT

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN
ARE THE LINES DIVIDING EXISTING OWNERSHIP AND
THE LINES OF STREETS AND LOTS ALREADY ESTABLISHED
AND THAT NO NEW LINES HAVE BEEN LAYED OUT OR
OWNERSHIP OR FROM NEW LOTS ARE SHOWN.

DATE: MAY 22, 1971 *James A. Kelly, P.E.*

I CERTIFY THAT THIS PLAN
HAS BEEN PREPARED IN
ACCORDANCE WITH THE
RULES AND REGULATIONS
OF THE REGISTER OF DEEDS
OF THE COMMONWEALTH OF
MASSACHUSETTS.

DATE: MAY 25, 1971 *James A. Kelly, P.E.*



Boyside Engineering
Associates, Inc.
5 Middlesex Avenue
Somerville, Ma. 02145

CYGNA CONSULTING ENGINEERS 200 APPROPRIATE ST. BOSTON, MA 02260	
THE PLAN OF BUILDING 150 CHARLESTOWN NAVY YARD	
DRAWN BY: LUCY	CHECKED BY: JAT
DATE: 5/23/71	SCALE: AS SHOWN
DRAWING NUMBER	SHEET NUMBER
REV NO	OF 1

Doc. # 5410
ADOPTED 6/27/91

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

RESOLUTION

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated JUN. 27 1991 relating to portions of the CHARLESTOWN URBAN RENEWAL AREA, MASS. R-55, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.

A true copy

CERTIFICATE

I hereby certify that the following names constitute the entire membership of the Boston Redevelopment Authority:

Clarence J. Jones
Michael F. Donlan
Francis X. O'Brien

James K. Flaherty
Consuelo G. Thornell

A true copy

ATTEST:

Karis Simonian
Secretary of the Boston Redevelopment Authority

FILED/REGISTRY/DEEDS:

BOOK

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DOC

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, in accordance with G.L. c. 121B and its predecessor statute G.L. c.121, adopted and filed in the Suffolk County Registry of Deeds, Book 8069, page 113, an ORDER OF TAKING, dated September 15, 1966, concerning and describing the CHARLESTOWN URBAN RENEWAL AREA, all of the findings, determinations and descriptions set forth therein being incorporated herein by reference and made a part hereof and

WHEREAS, the Boston Redevelopment Authority has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by G.L. c.79, §40.

WHEREAS, the Authority is making this taking, which is confirmatory in nature, solely to cure and hence remove any cloud on the title to the property that may have arisen or if any there be.

NOW, THEREFORE, BE IT ORDERED that the Boston Redevelopment Authority, acting under the provisions of said c.121B and all other authority thereunto enabling and pursuant to the applicable provisions of said c.79, and of any and every power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain, for the purposes hereinbefore set forth or referred to, the area or areas located in the City of Boston as hereinafter described in ANNEX A, together with any and all easements and rights appurtenant thereto, including any trees, buildings and other structures standing upon or affixed thereto, and including the fee, if any, in all private and public streets, highways and public ways in said area or areas or contiguous and adjacent to the property taken hereby, provided such fee is a

part of said property except any and all easements of travel in any and all public streets, highways and public ways within, contiguous and or adjacent thereto and further excepting from this Taking those covenants, easements, restrictions and agreements contained in the Deed dated July 7, 1978, from The United States of America to the Boston Redevelopment Authority, recorded at Suffolk Registry of Deeds, in Book 9182, page 149.

AND FURTHER ORDERED that in accordance with the provision of the said Chapter 79, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons, including all mortgagees of record, having any and all interest in the parcel described in ANNEX A and entitled to any damages by reason of the taking hereby made. The Boston Redevelopment Authority reserves the right to amend the award (awarded in ANNEX B) at all times prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX B, which ANNEX B is not to be recorded in the Registry of Deeds with the Order of Taking.

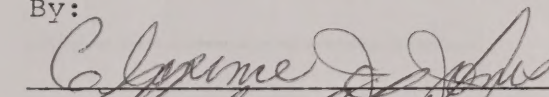
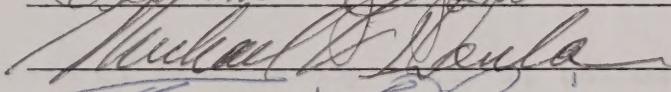
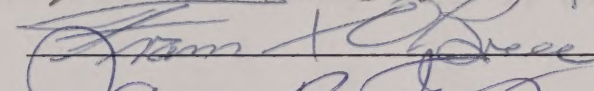
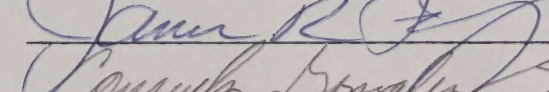
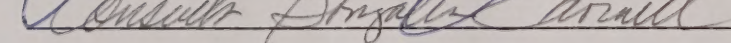
AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this instrument of Taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

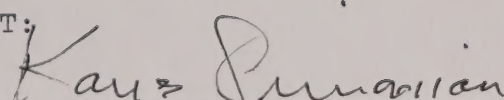
DATED JUN. 27 1991

THE BOSTON REDEVELOPMENT AUTHORITY

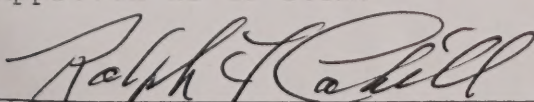
By:

ATTEST:


Secretary of the Boston Redevelopment Authority

Approved as to form:


Ralph F. Cahill, Assistant General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcel of land are taken by this Order of Taking:

A certain parcel of land in Charlestown, Suffolk County, Massachusetts, more specifically in the Charlestown Navy Yard, bounded and described as follows:

Beginning at a point at the northwesterly corner of Ninth Street and Second Avenue, this point being the intersection of the two concrete sidewalks, then running along the sidewalk along Second Avenue;

South 49°-24'-19" West for a distance of two hundred twenty-five and 72/100 feet (225.72') to a point then turning and running

North 40°-42'-02" West for a distance of sixty-five and 40/100 feet (65.40') to a point then turning and running along Third Avenue

North 49°-24'-19" East for a distance of two hundred twenty-five and 72/100 feet (225.72') to a point then turning and running along Ninth Street

South 40°-42'-02" East for a distance of sixty-five and 40/100 feet (65.40') to the point of beginning.

Containing 14,762 square feet, more or less, and shown as "Proposed Six-Story Granite Faced Building No. 150, 225.72' x 65.40'" on a plan entitled, "Ward 2 Parcel 150, Cygna Consulting Engineers, 286 Congress St., Boston, MA 02210, Parcel 150, Charlestown Navy Yard, Certified Plot Plan, Dwg. No. C-1, Rev. 2," which plan is recorded herewith.

The owner of the parcels of land hereby taken is unknown.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

CHARLESTOWN URBAN RENEWAL AREA

AWARD OF DAMAGES

No awards are made with this Order of Taking.